

Pleasant Hill – Contra Costa Centre Transit Village

Transit:

- **Pleasant Hill BART Station:** BART; Benicia Breeze; County Connection; Fairfield-Suisun Transit; Livermore Amador Valley Transit (Wheels)

Development highlights:

- **Vodafone Plaza:** 200,000-square foot office building with ground-floor restaurant (Taylor Widrow, 1991)
- **Iron Horse Lofts:** 54 market-rate townhouses (Holliday Development, 2001)
- **Coggins Square:** 87 units of affordable housing adjacent to Iron Horse Lofts (Bridge Housing, 2001)

Amenities:

- **The Iron Horse Trail:** Bicycle/pedestrian path connects to Martinez, Concord, Walnut Creek and San Ramon
- **Major employers:** Bank of the West, John Muir/Mt. Diablo Health, Nextel Communications, Vodafone
- **Embassy Suites Hotel**

Planning:

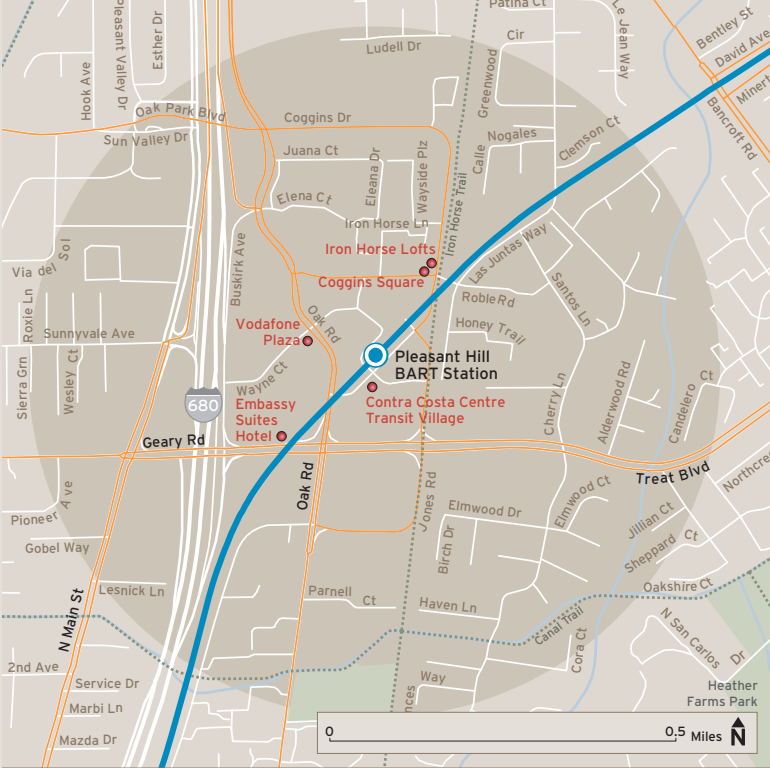
- *Pleasant Hill BART Station Area Specific Plan* (1983)
- *Pleasant Hill BART Redevelopment Plan* (1984)
- *Pleasant Hill BART Specific Plan* (as amended in 1998)
- *Pleasant Hill BART Station Property Regulating Plan* (2002)
- *Pleasant Hill BART Final Development Plan* (2005)

Innovations:

- **Formation of a Joint Powers Authority** (Pleasant Hill Leasing Authority) by BART, the Contra Costa County Redevelopment Agency and Contra Costa County to manage negotiations with private developers
- **Innovative land lease:** BART property leased to developers for 100-year term
- **Collaborative charrette planning process** used to involve stakeholders and develop consensus plan





Future development:

- **Contra Costa Centre Transit Village** will include 209,000 square feet of offices, a 20,000-square foot convention center, over 35,000 square feet of retail space and over 550 housing units (20 percent affordable). (Pleasant Hill Transit Village, LLC, a consortium of Millennium Partners and Avalon Bay Communities)
- **Affordable housing** on Las Juntas Swim Club parking lot, east of BART station (Contra Costa Co. Redevelopment Agency)



CONTRA COSTA CENTRE Pleasant Hill TRANSIT VILLAGE

Legend

-  BART Line and Station
-  Bus Line
-  Trail
-  Project/Amenity

